

TO LET

190.8 SQ. M (2053 SQ. FT APPROX. GIA)

147 MERTON ROAD, SOUTH WIMBLEDON SW19 1ED

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FORMER LAUNDERETTE PREMISES**
- **SUITABLE FOR A VARIETY OF OTHER USES INCLUDING A4, A3, A2 AND A1 (STP)**
- **SHELL CONDITION READY FOR TENANTS FIT OUT**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located on the west side of Merton Road under half a mile from Merton High Street and South Wimbledon station, on the Northern Line providing direct access to Clapham and London Bridge.

The property adjoins a Japanese restaurant and other local traders include a jewellers, accountants, hairdressers, veterinary surgery, beauty clinic and Tesco Express as well as hotel and church facilities.

DESCRIPTION

The property comprises the ground floor of a two storey semi detached building formerly occupied as a launderette. The property will be presented in a shell condition ready for a tenants proposed fit out. There is access to a rear yard which may be suitable for external seating in relation to restaurant premises.

ACCOMMODATION

The property has an approximate gross internal floor area of:-

190.8 sq. m (2053 sq. ft).

PLANNING

The property may be suitable for a number of alternative uses, subject to planning.

Our client has completed a pre-application meeting with Merton Council for a change of use from launderette to an A4/A3 use, restaurant and bar which received no objections in principle, subject to a full planning application.

Further details available on request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £13,750

For confirmation of rates payable, please contact the business rates department of Merton Council.

ENERGY PERFORMANCE RATING

Energy Rating: C68

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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